

Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



Madison County

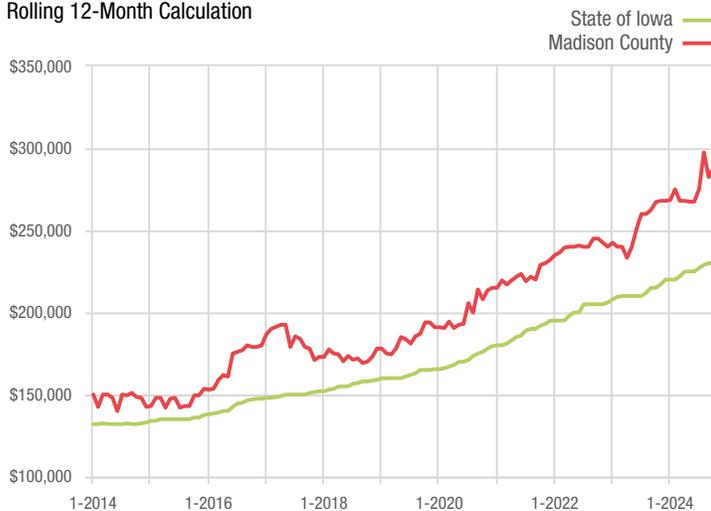
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	24	20	- 16.7%	224	233	+ 4.0%
Pending Sales	9	15	+ 66.7%	163	165	+ 1.2%
Closed Sales	14	13	- 7.1%	157	157	0.0%
Days on Market Until Sale	41	77	+ 87.8%	49	59	+ 20.4%
Median Sales Price*	\$268,700	\$370,000	+ 37.7%	\$267,000	\$283,500	+ 6.2%
Average Sales Price*	\$275,879	\$490,440	+ 77.8%	\$317,414	\$416,744	+ 31.3%
Percent of List Price Received*	98.2%	98.0%	- 0.2%	96.8%	97.3%	+ 0.5%
Inventory of Homes for Sale	64	59	- 7.8%	—	—	—
Months Supply of Inventory	4.4	3.7	- 15.9%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	0	14	—	11	31	+ 181.8%
Pending Sales	0	1	—	11	9	- 18.2%
Closed Sales	3	0	- 100.0%	11	8	- 27.3%
Days on Market Until Sale	40	—	—	43	11	- 74.4%
Median Sales Price*	\$193,000	—	—	\$193,000	\$255,000	+ 32.1%
Average Sales Price*	\$211,833	—	—	\$207,909	\$261,000	+ 25.5%
Percent of List Price Received*	98.9%	—	—	99.3%	99.5%	+ 0.2%
Inventory of Homes for Sale	1	13	+ 1,200.0%	—	—	—
Months Supply of Inventory	0.5	10.4	+ 1,980.0%	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.

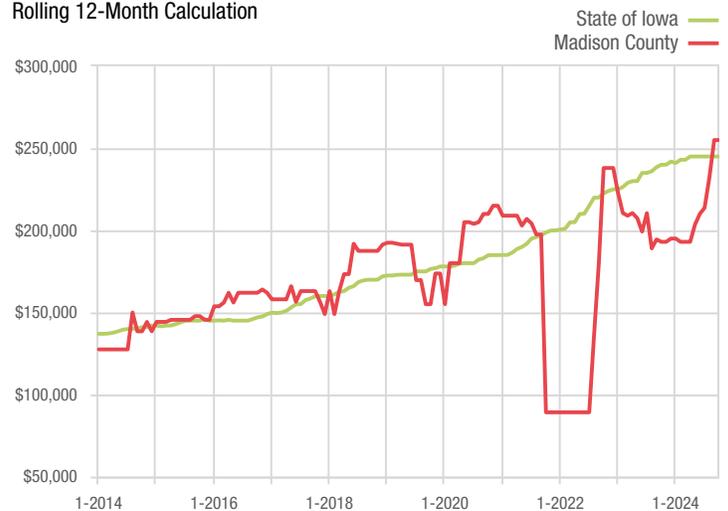
Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.